

# CITY OF RICHFIELD COMPREHENSIVE PLAN UPDATE

CITY COUNCIL WORKSHOP

TUESDAY, OCTOBER 24, 2017



# WELCOME

- Tonight's Talking Points
  - Introductions
  - Comprehensive Planning Overview
  - Public Engagement Phase I Recap
  - Public Engagement Phase II Findings
    - Vision and Goals
    - 66<sup>th</sup> & Nicollet Concepts
    - Parks Master Plan
  - Next Steps



# COMPREHENSIVE PLANNING 101

- Comprehensive Plans Provide:
  - Vision Statements and Goals
  - Policy Direction
  - Guides Growth
  - Twenty Year Time Horizon
  - Prepares for Implementation



# COMPREHENSIVE PLANNING 101

- Minnesota State Statute
  - Seven County Metro Cities and Counties are required to update their plans every 10 years.
  - Facilitated by the Metropolitan Council
- Updates need to align with regional policies (2040 Thrive MSP)



# PLAN ELEMENT REQUIREMENTS



Land Use



Transportation



Water Resources



Economic Competitiveness



Parks & Trails



Housing

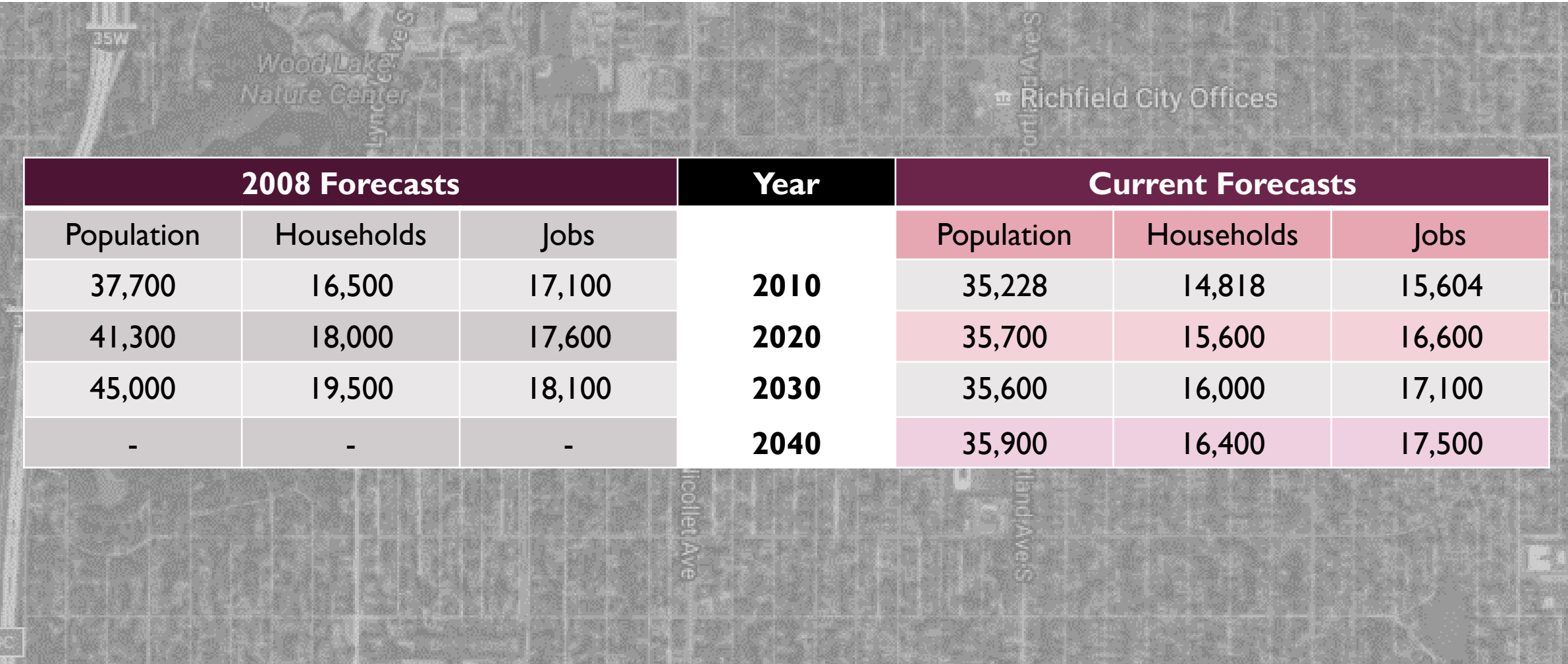


Resilience

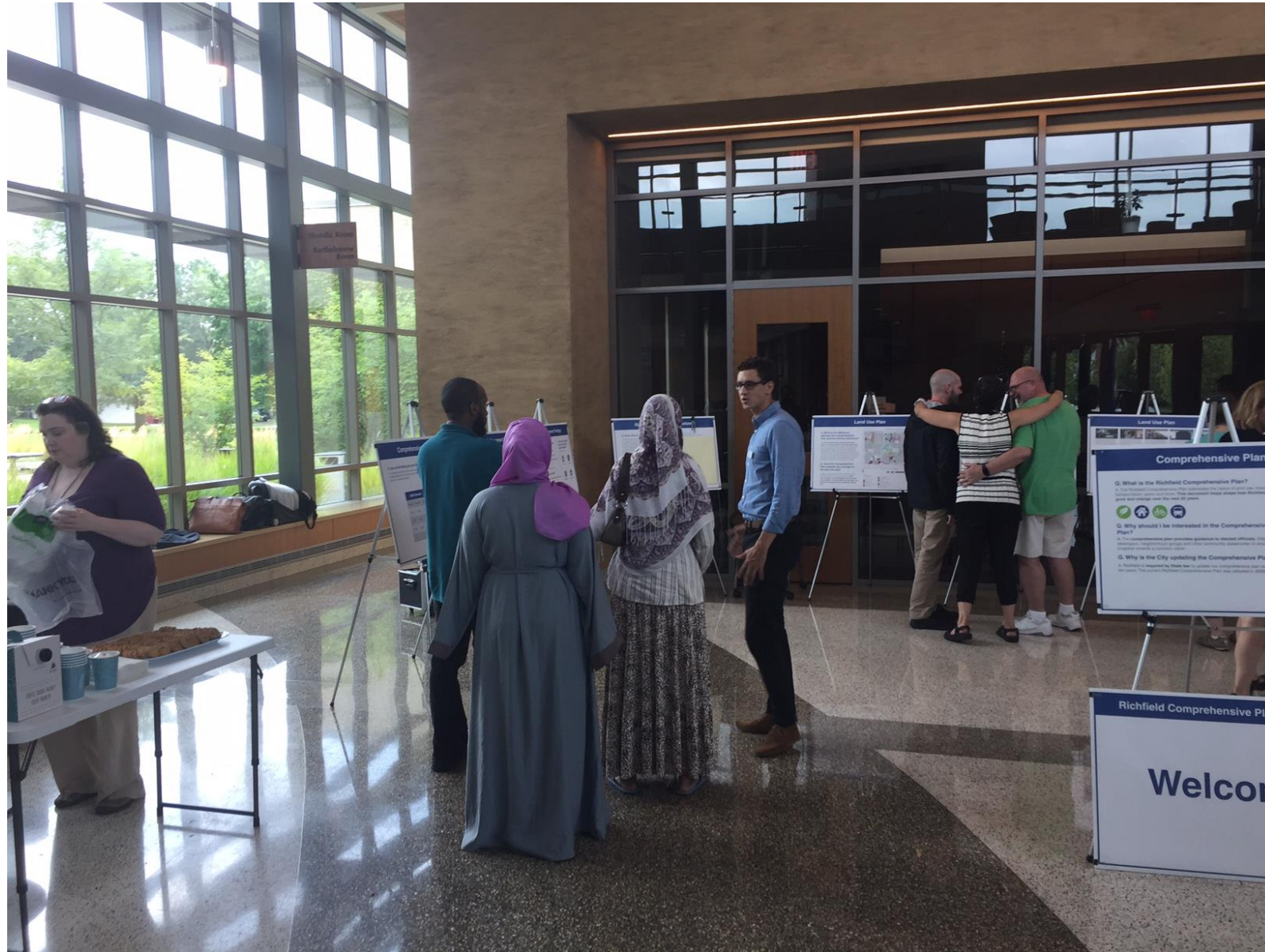


Implementation

# PLAN ELEMENT REQUIREMENTS



2008 Forecasts			Year	Current Forecasts		
Population	Households	Jobs		Population	Households	Jobs
37,700	16,500	17,100	2010	35,228	14,818	15,604
41,300	18,000	17,600	2020	35,700	15,600	16,600
45,000	19,500	18,100	2030	35,600	16,000	17,100
-	-	-	2040	35,900	16,400	17,500



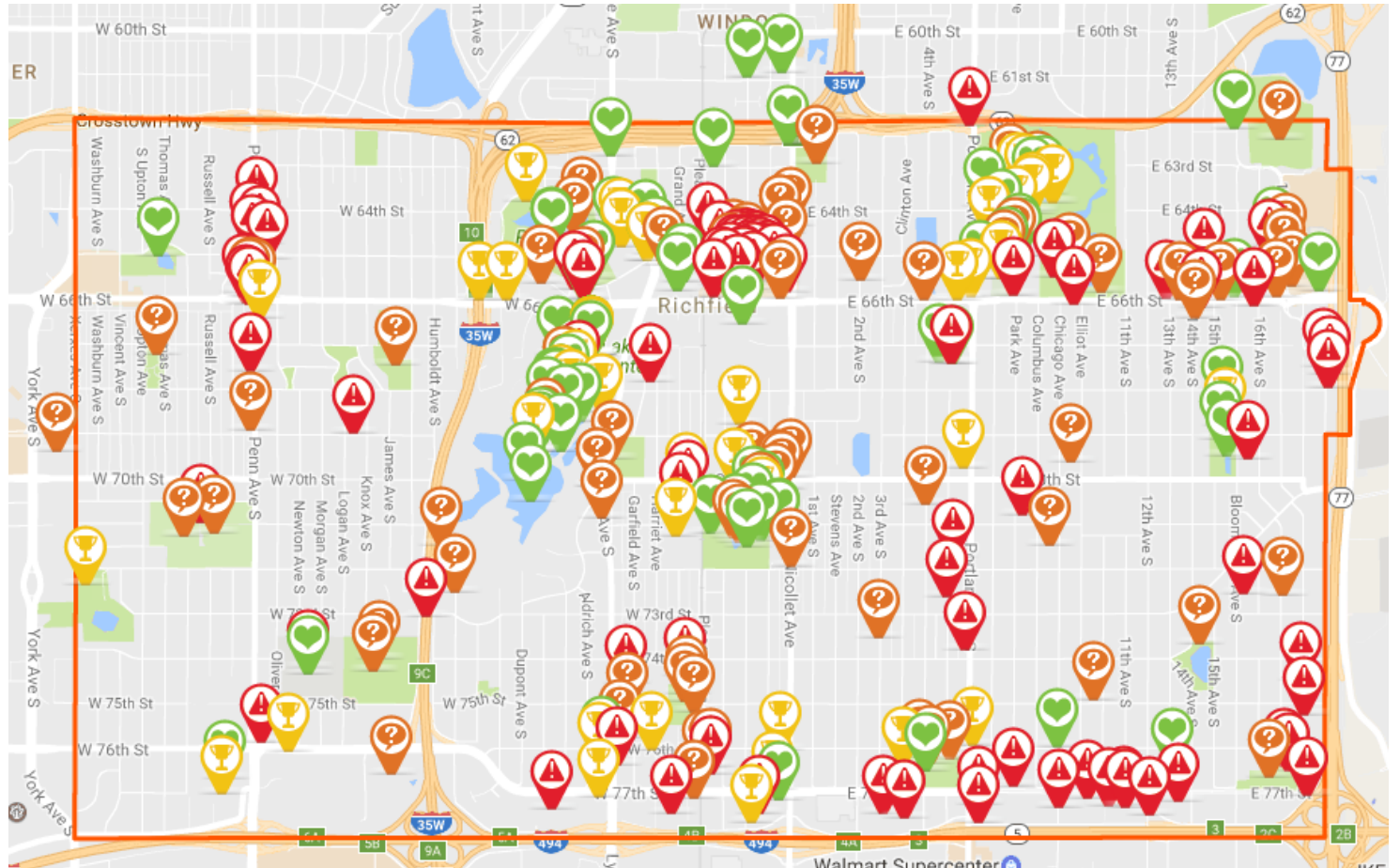
# PUBLIC ENGAGEMENT RECAP

# PHASE I— ONLINE MAPPING

**900  
Unique  
Visits**

**Three  
Weeks**

**80 – 100+  
Respondents**





**Regular Updates**

**Staff  
Responded  
to  
Comments**



City of Richfield,  
Minnesota -  
Local  
Government

@CityofRichfield

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**City of Richfield, Minnesota - Local Government**

May 26 at 12:00pm · 🌐

What should Richfield look like in 2040? One person told us that they don't care because they'll be dead 😞 Maybe you won't be dead! Or, maybe you want to tell us what a Richfield for the next generation should look like.

If so, come to our Comprehensive Plan open house! Check out the current Comprehensive Plan land use map, talk to us about what makes Richfield great, and what could make it better.

Tuesday, May 30th  
City Hall  
2:00pm - 6:30pm



UPDATED 4/2017

**Richfield Comprehensive Plan Map**

**Legend**

- Regional Commercial
- Regional Commercial/Office
- Coron Commercial
- Coron Commercial/Office
- Neighborhood Commercial
- Office
- High Density Residential
- High Density Res/Office
- Medium-High Density Res
- Medium Density Residential
- Low Density Residential
- Mixed Use
- Park
- Public / Quasi Public

Like
 Comment
 Share

# PHASE I – POP UP EVENTS

**City Hall/  
DMV**

**Loaves and  
Fishes  
(Hope  
Church)**

**Advisory  
Committee  
Outreach**

**Bus Routes**



## PHASE I – KEY THEMES

- Urban vs. Suburban
- New vs. Old
- East Side vs. West Side
- Higher Density vs. Lower Density
- Affordable Housing Need vs. Too Much Affordable Housing
- The Hub: Not Valued vs. Valued (unrepresented populations)

## PHASE II – OPEN HOUSE



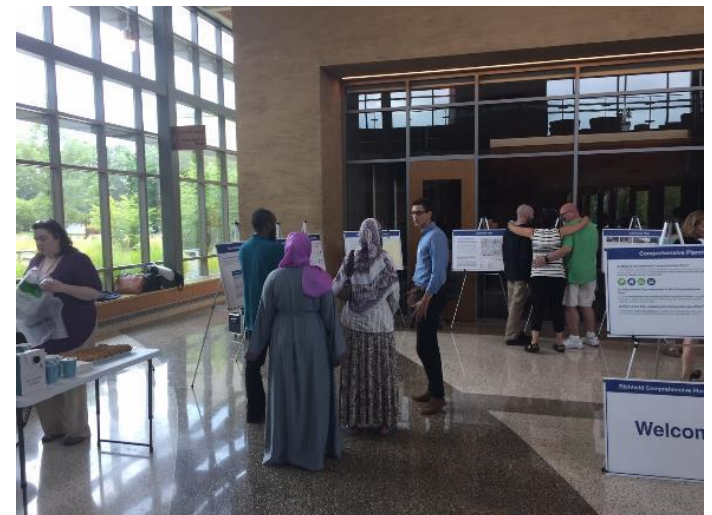
**100+  
Attended**



# PHASE II – OPEN HOUSE

## Overview

- Open House Goals
  - Educate, Listen and Learn
  - Provide Opportunities for Input
- Plan Element Boards
  - City's Roles & Responsibilities
  - Comp Plan Requirements
  - Comp Plan Goals



## PLAN VISION & GOALS



Richfield, “the urban hometown,” is a community that embodies the warmth of a small, close-knit community while surrounded by the resources of a larger metropolitan area. Our urban hometown community is diverse and rooted in the personal relationships in our neighborhoods, schools, parks, and businesses—each integral to our long-term success. The goal of Richfield’s 2040 Comprehensive Plan is to both embrace and thoughtfully expand upon the unique foundation that makes us the urban hometown.

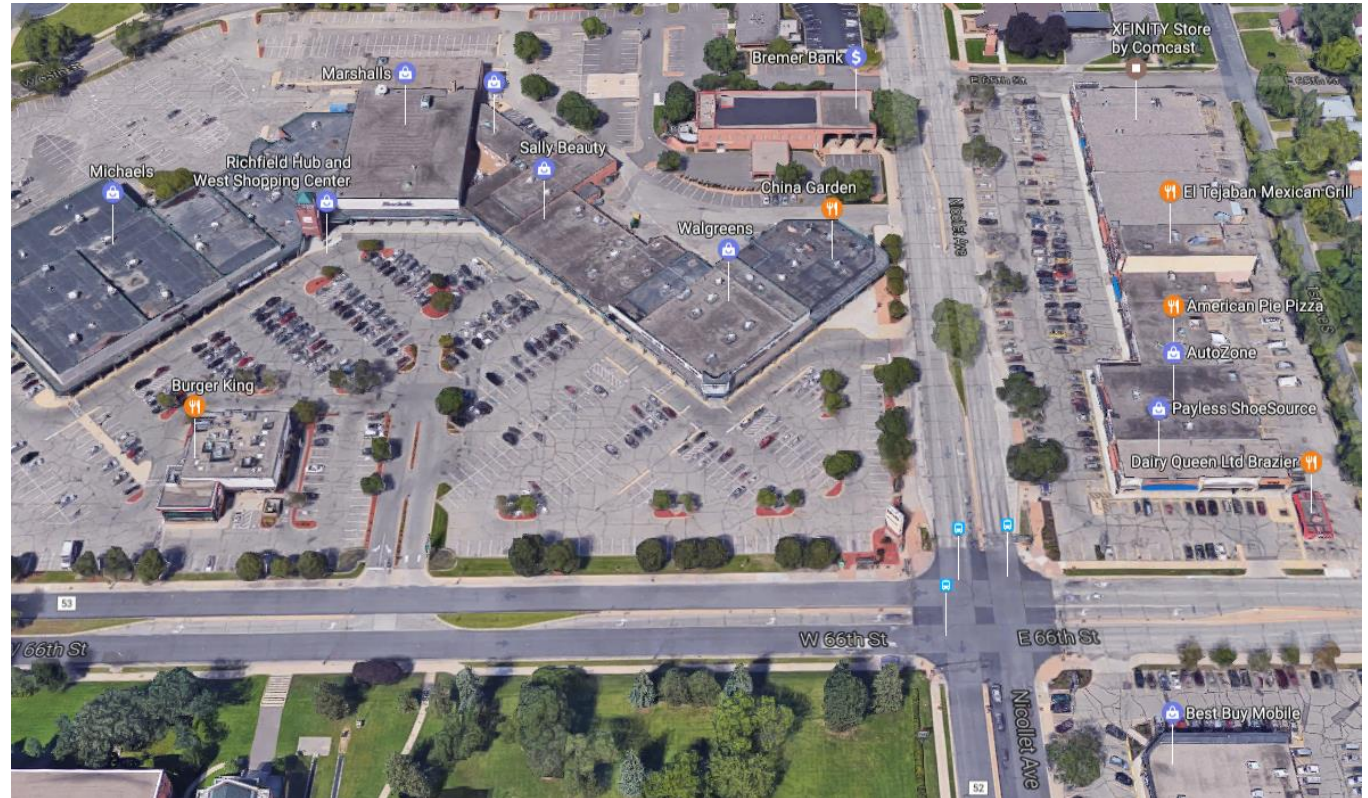
# PLAN VISION & GOALS

- Public Feedback
  - In general, the public felt the vision statement captured the community.
  - Goals were perceived differently from one element to another.



# 66<sup>TH</sup> STREET AND NICOLLET AVENUE

- Market Analysis for 66<sup>th</sup> Street and Nicollet Avenue
- Economic Competitiveness is an Optional Plan Element



**Remain  
Neighborhood  
Commercial**

**More Spending  
Power/  
Higher End  
Retail**

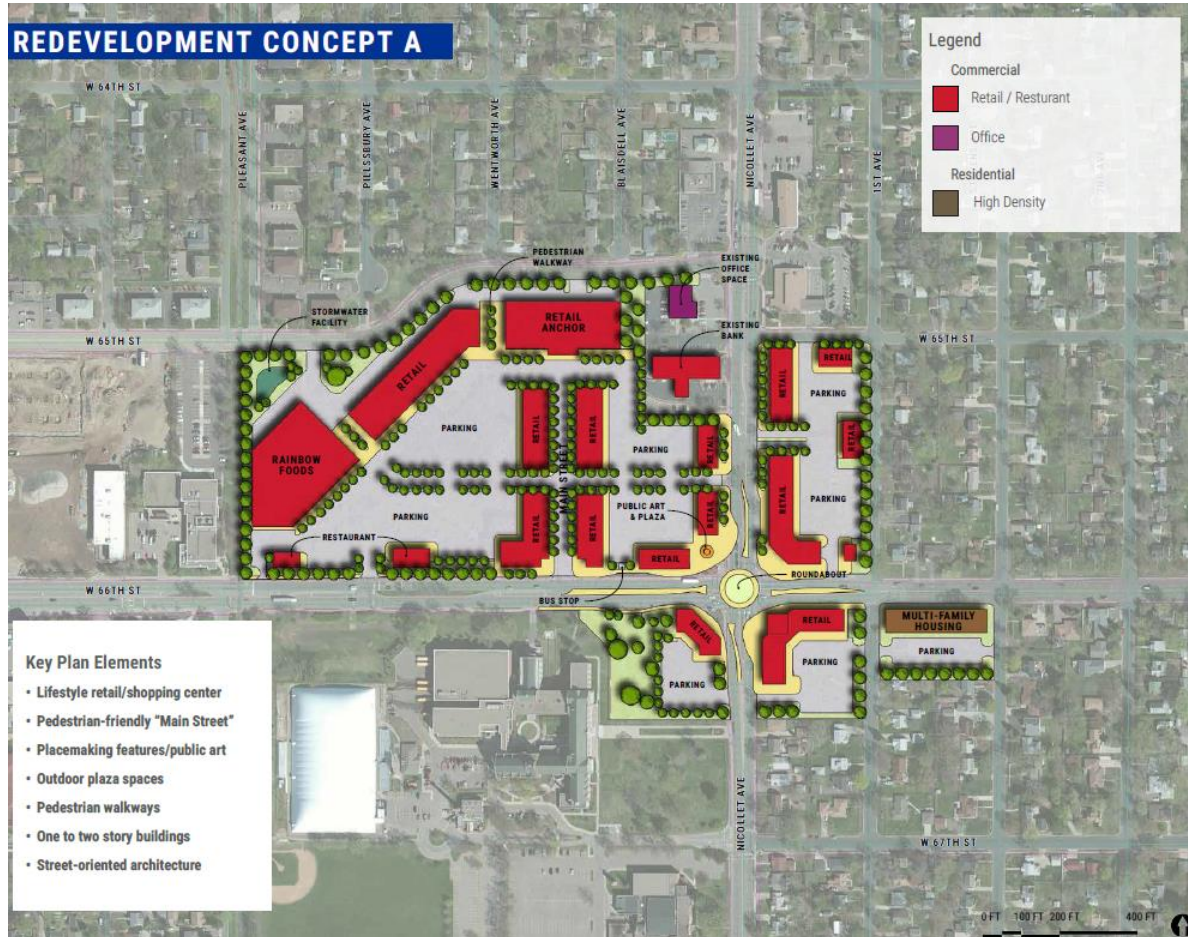
**Small Demand  
for Office  
Space**

**Larger  
Demand for  
Housing  
(Multi-Family)**

# KEY FINDINGS



# 66<sup>TH</sup>/NICOLLET AVE IDEAS



# 66<sup>TH</sup>/NICOLLET AVE IDEAS

## ■ Public Feedback

- Residents were largely in favor of redevelopment patterns that supported mixed-use developments with a strong focus on commercial uses.
- There is a strong desire to see more local/small businesses in the area.
- In general, housing is supported if it is integrated with commercial development and is not the primary use.
- Residents indicated a strong desire to provide the area with a "facelift" through façade improvements, landscaping and pedestrian amenities.

Design Guidelines are  
Being Prepared for Staff Review



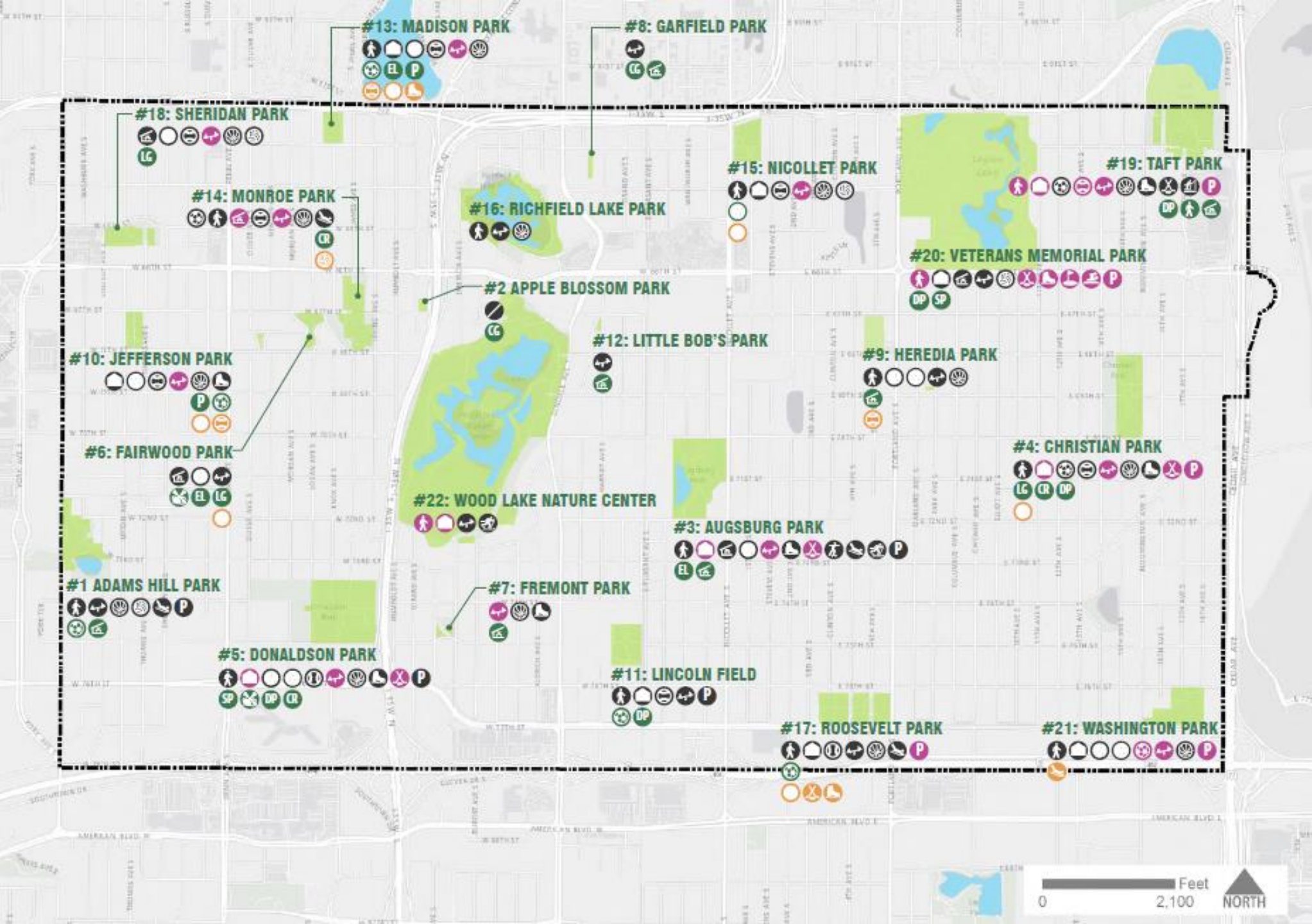
# PARKS MASTER PLAN



## EXISTING CONDITIONS

- WALKING PATH (0.3 MILES)
- PARK/BUILDING SHELTER
- TENNIS COURT
- SOFTBALL FIELD
- PLAY EQUIPMENT
- BASKETBALL COURT
- PLEASURE RINK

- City Park Master Plan Efforts Wrapping Up
- Finalizing Recommendations
- Developing Cost Estimates



- COLOR CODE**
- EXISTING FACILITY TO REMAIN
  - EXISTING FACILITY TO BE IMPROVED/REPLACED
  - NEW FACILITY
  - EXISTING FACILITY TO BE REMOVED
- ICON KEY**
- BASEBALL FIELD
  - BASKETBALL COURT
  - COMMUNITY GARDEN/ORCHARD
  - CRICKET
  - CROSS COUNTRY SKI TRAILS
  - DISK GOLF
  - DOG PARK
  - EXERCISE LOOP
  - FISHING PIER
  - SOCCER/FOOTBALL FIELD
  - HOCKEY RINK
  - LAWN GAME
  - MINI GOLF
  - MULTI-USE FIELD (SOCCER, LACROSSE, FOOTBALL)
  - NO AMENITIES
  - OUTDOOR POOL
  - PARK BUILDING
  - PARKING
  - PICKLEBALL
  - PICNIC SHELTER
  - PLAY EQUIPMENT
  - PLEASURE RINK
  - SKATE FACILITY
  - SLIDING HILL
  - SOFTBALL FIELD
  - SPLASH PAD
  - TENNIS COURT
  - VOLLEYBALL COURT
  - WALKING PATH

# PARKS MASTER PLAN

- Public Feedback
  - Strongly support a dog park.
  - Residents are pleased with Richfield's parks and amenities.

Many participants selected Donaldson Park and Veterans Memorial Park as a preferred location.



## NEXT STEPS

- Draft Report: October 2017 – January 2018
- Steering Committee: January 2018
- Public/Agency Review: February 2018 - July 2018
- Plan Adoption: August 2018



# QUESTIONS & DISCUSSIONS

CITY COUNCIL WORKSHOP

TUESDAY, OCTOBER 24, 2017



# **Naturally Occurring Affordable Housing (NOAH)**

**Tools & Strategies**

Council/HRA Work Session

10/24/17

# NOAH Housing Preservation – Tools & Strategies

## Progress Since July

- Increased funding to Kids @ Home – recruiting new families
- Budgeted \$100,000 for apartment rehabilitation
- Approved \$150,000 loan to Aeon to purchase Seasons Park and maintain affordability
- Attended meetings with ULI-led work group of peer communities to discuss tools & strategies and rental rehab program ideas
- Incorporated strategies into agreements with Aeon and the Chamberlain (e.g., 90-day notice of sale; non-Section 8 discrimination)
- Developed work plan

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Items for Immediate Action

### 1. Define Goals

- 14 Potential Goals
- 4 Priorities from Councilmember Howard

# NOAH Housing Preservation – Tools & Strategies

## Potential Goals

- Provide quality rental housing
- Prevent displacement
- Prevent loss of affordable rental housing
- Maintain/Expand access for Section 8 tenants
- Promote mix of incomes in new units
- Promote mix of incomes in rehabbed units
- Reduce number of cost-burdened renters
- Promote supportive rental housing (e.g., Common Bond model)
- Minimize negative impacts on renters
- Replace lost affordable housing
- Meet Met Council affordability goals
- Increase supply of two- and three-bedroom units
- Provide subsidized family housing
- Provide affordable/subsidized senior housing

# NOAH Housing Preservation – Tools & Strategies

## Potential Priorities

- Diversify the housing stock
- Expand access to housing
- Preserve and improve the quality of existing affordable housing
- Strengthen protections for renters

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Items for Immediate Action

2. Develop a NOAH Preservation Policy
3. Incorporate NOAH Policies into Comp Plan Update

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Items for Immediate Action

4. Apply NOAH Preservation Strategies to projects receiving HRA/City assistance that include affordable housing
  - 90-day notice of sale
  - Non-Section 8 discrimination
  - Minimum of 2% of total units reserved for Section 8 voucher holders

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Items for Immediate Action

5. Meet with landlords to solicit feedback
6. Identify NOAH housing and those buildings at risk
7. Expand Kids @ Home Program
8. Create Pilot Apartment Rehab Financing Program

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Potential Items for 2018 Action

1. Advanced Notice Period for the sale of rental housing/help preservation buyers buy at-risk buildings
2. Prohibit Section 8 Discrimination
3. Require 60-day Notice to Tenants

# NOAH Housing Preservation – Tools & Strategies

## Work Plan: Potential Items for 2018 Action

4. Just Cause Eviction (Non-Renewal)
5. Building Permit Fee Reduction
6. Inclusionary housing ordinance

# NOAH Housing Preservation – Tools & Strategies

## In Conclusion

- Consensus on Goals/Priorities
- NOAH Preservation Policy
  - Yes/no
  - Who leads
- Prioritize 2018 Action Items